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Miami-Dade County, Florida

RFP No. 00207

MIXED-USE LAND DEVELOPMENT AT 3750 SOUTH DIXIE HIGHWAY: FRANKIE SHANNON ROLLE PROJECT

Background

Miami-Dade County ("County") through its Community Action and Human Services Department and Internal Services Department have, for several years, actively engaged community residents and local developers in identifying suitable solutions to develop the Site. Last year, the County issued a Request for Information ("RFI"), which solicited ideas for how the Site could be best developed in light of the current economy, the needs for the area, the zoning, and how Coconut Grove has developed over the past several years. The RFI yield several responses regarding the development of the Site, and what became apparent from the responses is that the Site can be best developed by a mixed-use development, which will utilize the Site's prime location on U.S. 1, in Coconut Grove.

The Site is located within the boundaries of the City of Miami, and comprises approximately 91,838 square feet (based upon information from County records, not a survey). The address is: 3750 South Dixie Highway. The Site is an irregular shaped parcel which is bounded by U.S. 1 (South Dixie Highway) to the north and west, S.W. 37th Avenue to the east, and Day Avenue to the south. Note, the Miami-Dade Transit Metrorail right-of-way (entry leading to the overpass over U.S. 1 to the Metrorail station) is not part of the property under consideration, and shall not be negatively impacted by any project on the Site.

Proposal Requirements

Any project envisioned for the Site must consist of a minimum of approximately 12,500 square feet of space set-aside, and to be utilized by the County, *at no charge*, for the Miami-Dade County's Community Action and Human Services Department, and/or a County program, or other approved program or service, to be solely determined by the County, which includes space that may be used as a district or satellite office by the County Commissioner for that Commission District. Currently, the uses include the following: Care to Share Program, Citizen Involvement & Participation Program, Family Development, Voter Registration, Volunteer Income Tax Assistance, Family Development, Farm Share Food Distribution, and the district office for a Miami-Dade County Commissioner. Additionally, existing services must be maintained during construction, either on the property, or at another facility in the community (no interruption of services).

The Site will be leased to the Selected Proposer under a long-term lease agreement. The rent for the lease agreement is negotiable, and an amount, and/or the methodology for determining a rental amount, must be included in any Proposal.

The Selected Proposer will be solely responsible for securing all necessary construction and permanent sources of financing, as well as any and all licenses and permits prior to and after construction.

Should a Proposer elect to include in its Proposal a residential housing component, such component can be market rate housing, or alternatively, should include a mixture of income eligibility requirements that include a range of affordability (noticeably, there is no requirement for any residential housing on the Site, and there is no pre-determined requirement that any number or percentage of the units must be set-aside for a certain group or category of income eligibility). Further, the Project must be completed with an issued Certificate of Use and Occupancy within four (4) years of the date of execution of the lease agreement between the County and the Selected Proposer.

The Selected Proposer will be determined based on an evaluation of professional qualifications, feasibility of the Proposal, experience in development of mixed-use projects, quality of design and proposed

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construction, ability to finance its proposed project through completion, and the proposed Project completion date. Proposers are responsible for assembling a development team that includes the design, construction, marketing and management of the project (“Development Team”).

Development Site (“Site”)

The Site being offered pursuant to this RFP comprises approximately 91,838 square feet (based upon information from County records, not a survey). The County Folio Number is: 01-4120-013-0010. The address is: 3750 South Dixie Highway. The Site is an irregular shaped parcel which is bounded by U.S. 1 (South Dixie Highway) to the north and west, S.W. 37th Avenue to the east, and Day Avenue to the south. The property is improved with a 25, 838 square foot building. Also on the Site is a Miami-Dade Transit Metrorail right-of-way (entry leading to the overpass over U.S. 1 to the Metrorail station), which is not part of the property under consideration by this RFP, and shall not be negatively impacted by any selected project.

Neighborhood Context

Coconut Grove

Coconut Grove was established in 1873, the first municipality in Miami-Dade County, pre-dating incorporation of the City of Miami in 1896. Coconut Grove is an historic residential neighborhood, located within the City of Miami. The neighborhood is located south of downtown Miami. Coconut Grove is generally defined as the area southeast of South Dixie Highway (U.S. 1) to Biscayne Bay, and between the Rickenbacker Causeway (which leads to Key Biscayne) and LeJeune Road (S.W. 42nd Avenue).

Coconut Grove is characterized primarily by a mix of residential and commercial land uses, interspersed with public facilities and vacant parcels. The housing stock consists mostly of one-story homes and mid-rise multi-family buildings. The neighborhood has an abundance of lush green trees and other plant life, quiet streets, waterfront parks, and an exciting marine community. There are a variety of eateries throughout the neighborhood, and in the Village Center (also known as CocoWalk, website: www.cocowalk.net) there is an abundance of shopping and a lively nightlife. City Hall for the City of Miami is located in Coconut Grove.

The Coconut Grove Playhouse, a South Florida landmark for over 75 years made its home in Coconut Grove until its closing in 2006, and was a very popular destination and which had routinely produced a number of notable plays and events. Coconut Grove is also home to The Kampong, an 8 acre, tropical garden that forms part of the National Tropical Botanical Garden.

Public facilities in the neighborhood include the Barnacle Historic State Park, a five acre state park located on Biscayne Bay, which includes the oldest house built in Miami-Dade County that is in its original location. The Viscaya Museum and Gardens, a 180 acre garden estate which was previously the residence of American industrialist James Deering. Public schools in the area include the following: Sunset Elementary (South Miami), Coral Gables Elementary (Coral Gables), G.W. Carver Elementary (Coral Gables), Ponce de Leon Middle School (Coral Gables), and Coral Gables Senior High School (Coral Gables).

Neighborhood Access

Coconut Grove is accessible by the County’s Metrorail system, with train stops at S.W. 27th Avenue, and S.W. 37th Avenue. Currently, the County’s transit system offers eight (8) bus routes that traverse throughout Coconut Grove and the adjacent Coral Gables area, connecting it with adjacent neighborhoods and the Metrorail system (Bus routes include 500, 249, 48, 42, 37, 22, 27 and 6). Major vehicle access into the neighborhood is off of South Dixie Highway (U.S. 1) and/or South Bayshore Drive, which runs parallel to the Biscayne Bay. Please see **Appendix ____ (Maps)** for a map of the neighborhood and access points.

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South Dixie Highway is also known as U.S. Route 1 ("U.S. 1"). The daily traffic count along U.S. 1, in front of the Site, for 2013 was 85,717 automobiles per day (parenthetically the traffic County along Douglas Road, for 2013, was 11,553 automobiles per day). U.S. 1 is a major north-south U.S. Highway that serves the entire east coast of the United States. It runs over 2,000 miles from Key West, Florida, at its southern most point, north to Fort Kent, Maine at the Canadian border. U.S. 1 generally parallels Interstate 95, and it connects most of the major cities along the east coast of Florida, including Miami, Ft. Lauderdale, West Palm Beach and north through to Jacksonville. Outside of Florida, U.S. 1 runs through Waycross, Georgia; Columbia, South Carolina; Raleigh, North Carolina; Richmond, Virginia; Baltimore, Maryland; Washington, D.C.; Philadelphia, Pennsylvania; Trenton, New Jersey; New York, New York; New Haven, Connecticut; Boston, Massachusetts; and Fort Kent, Maine.

Interstate 95 (I-95) begins at U.S. 1, just south of downtown Miami, and approximately three (3) miles from the Site. From U.S. 1, I-95 continues north along the Atlantic coast of Florida, passing through or near various cities including Miami, Ft. Lauderdale, Boca Raton, Palm Beach, Melbourne, Daytona Beach and into Jacksonville, before entering into Georgia. I-95 is the longest north-south interstate highway in the nation, passing through fifteen (15) different states and the District of Columbia.

Demographics

Coconut Grove is located within the boundary of the City of Miami, which has a total population of approximately 419,777. Based upon the U.S. Census Bureau, Census 2010, the total population within one-half (½) of a mile from the Site is 6,601; and within one (1) mile of the Site is 23,907. The median household income within one-half (½) of a mile from the Site is \$40,199; and within one (1) mile of the Site is \$48,292. Also, the total number of households within one-half (½) of a mile from the Site is 2,596; and within one (1) mile of the Site is 10,179. The percentage of owner occupied housing units in Coconut Grove is fifty (50%) percent and above.

Development Program

The Site must be developed as a mixed-use project (for example, an office building, with also retail for the general public on the ground floor), with an area consisting of 12,500 square feet set-aside in the building for use by the County, as previously described in this RFP, however, there is no stipulated or stated requirement as to the exact location of the space inside of the project (any floor within the project is acceptable). The Selected Proposer will not be required to build-out the 12,500 square foot area that will be set-aside for the County. The commercial component can include office, institutional, retail, or any other use permitted by the zoning for the property, and in accordance with this RFP.

Community Involvement and Resources

During the past several years, the County has been actively engaging community residents, elected officials, and local developers to formulate a strategic plan and use for the Site. Last year, the County issued a Request for Interest (RFI) in an effort to secure information from various local developers, to determine the level of interest and feasibility of developing the Site. As previously mentioned, the development of the Site with a mixed-use project has been determined as the best use of the Site, and is important as it will provide various uses that are essential to the local community, and the surrounding area. For example, an office building, with retail businesses on the ground floor will accommodate many constituencies in the community, and the surrounding area.

Further, it is worthwhile to mention that the commercial component of the mixed-use project represents the greatest area of challenge and creativity, considering that the Proposal must take into consideration the 12,500 square feet of space set-aside for County use (note, that there is no requirement that all of the 12,500 square feet must be contiguous). For commercial usage, the Site provides a unique opportunity for the Selected Proposer to take advantage of having frontage on South Dixie Highway (U.S. 1), a road, as mentioned above, with a daily traffic count of approximately 85,717 vehicles. With a pedestrian sky bridge leading to and from the Metrorail station located across South Dixie Highway (into the City of Coral

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Gables) to the Site, the Site offers the Selected Proposer with a matchless opportunity of both a sizeable number of vehicular and pedestrian traffic to make exceptional use of the Site for many different purposes.

The Selected Proposer should consider contacting various local agencies to determine the specific interests and desires of the Coconut Grove community.

Some community resources include the following:

- Coconut Grove Business Improvement Committee (BIC)
3390 Mary Street, Suite 130, Coconut Grove, FL 33133
Tele: (305) 461-5506 Website: CoconutGrove.com
- Coconut Grove Chamber of Commerce
2889 McFarlane Road, Coconut Grove, FL 33133
Tele: (305) 444-7270 Website: coconutgrovechamber.com
- Greater Miami Convention & Visitors Bureau
701 Brickell Avenue, Suite 2700, Miami, FL 33131
Tele: (305) 539-3000 Website: www.miamiandbeaches.com

In addition, currently, there are approximately nine (9) different hotels and lodging facilities located within Coconut Grove. In alphabetical order they are the following: CocoStyle Residences; Commodore Inn, the Grove; Grove Isle; Hampton Inn Coconut Grove; Mayfair Hotel & Spa; Mutiny Hotel; Residence Inn by Marriott; Ritz-Carlton Coconut Grove; Sonesta Bayfront Hotel Coconut Grove.

Parking and Open Space

Parking and open space for all uses must comply with the City of Miami Zoning Code (Miami 21), along with the Florida Building Code, and their various requirements.

Design Guidelines

Proposals must conform to the design guidelines outlined by the Florida Building Code, the City of Miami Planning Department, the City of Miami Zoning Code (Miami 21), the requirements imposed by this RFP, along with any lease agreement entered into between the County and the Selected Proposer. It should be noted that required sustainable design elements will include a minimum of LEED Silver for new construction. Additional information regarding sustainable or “green building standards” will be discussed and negotiated with the Selected Proposer during lease negotiations.

Further, as part of its development project, the Selected Proposer will be required to comply with the County’s Art in Public Places requirements. The requirements can be reviewed in the County’s Ordinance regarding Art in Public Places (see Section 2-11.15, of the Code of Miami-Dade County).

The proposed project must be visually appealing and welcoming to the entire community. It cannot be offensive or provide elements that can be determined to be obscene, annoying, degrading, distasteful, hideous, unpleasant, or hateful. The architectural design features must be a priority and include, but are not limited to the following: 1.) pedestrian safety, with sufficient lighting and open space; 2.) clear and distinct entrances and egress; 3.) residential units, if any, must be sensitive to the traffic on South Dixie Highway (U.S. 1); and 4.) modern architectural creativity that enhances the neighborhood.

Zoning

The property is located within the boundaries of the City of Miami and, therefore, is subject to the development restrictions imposed and enforced by the City of Miami. According to the City of Miami’s

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Zoning Code, the property straddles two different types of zoned areas. A portion of the property is zoned T6-8-O (Urban Core Zone), and the other portion is zoned T4-O (General Urban Zone). In addition, there is a zoning overlay which subjects the property to certain additional limitations and restrictions. The zoning overlay is NCD-2, known as the Village West Island and Charles Avenue Neighborhood Conservation District. Further, there are certain City of Miami landscaping requirements that the Proposers must take into consideration while planning any development project. Such landscaping requirements can be found by visiting the City of Miami website (www.Miami21.org). In addition, according to the City of Miami, the Miami Comprehensive Neighborhood Plan (MCNP) represents a guide for existing and future development, which MCNP consists of a certain standards and a land use pattern that must be adhered to, unless changed by the approval of the City of Miami. Information regarding the goals, objectives, and policies of the MCNP, including determining if any changes are necessary in order to develop a proposed development project, can be found by reviewing the MCNP Volume 1 guide, located on the City of Miami website (http://www.miamigov.com/planning/docs/plans/MCNP_January2013.pdf). All of the foregoing information is provided for convenience and informational purposes only and should not be relied upon by Proposers. It is recommended that Proposers visit the City of Miami website for Zoning Information (www.MiamiGis.com), and/or contact the City of Miami Zoning Department to determine specific development restrictions for this property. Copies of the City of Miami zoning information for T6-8-O (Urban Core Zone); T4-O (General Urban Zone); and NCD-2 (Village West Island and Charles Avenue Neighborhood Conservation District) are included in **Appendices __ - __**.

Further, it is recommended that Proposers contact the City of Miami Zoning Department in determining specific development restrictions for the Site. Zoning changes and/or changes to the comprehensive master development plan, if reasonably anticipated to receive approval by the City of Miami, may be suggested as part of the Proposal. However, it must be clearly indicated in the Proposal that the suggested/proposed project is not in conformance with the currently zoning, and why the Proposer reasonably believes that such a zoning change, zoning variance, and/or comprehensive development master plan amendment would be received favorably by the municipality, and the likelihood of it being readily approved.

Proposers are reminded to not depend upon the zoning information provided herein, but instead to contact the City of Miami's zoning department and secure the most relevant and up-to-date zoning information available.

Land Use and Environmental Issues and Approvals

Land Ownership, and Land Use

Fee simple title ownership of the Site shall remain in the name of the County. The Site will be leased to the Selected Proposer under a long-term lease agreement (the term is negotiable). The County is amenable to having the leasehold interest collateralized by a mortgage that is for a project on the Site.

Environmental

An Environmental Status Review for the Site was completed on March 12, 2009, by Miami-Dade County's Department of Environmental Resources Management ("DERM"), now Regulatory and Economic Resources Department. Proposers are encouraged to review the Environmental Status Review, which is

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attached to this RFP, as **Appendix ____ (Environmental Status Review)**. The attached Environmental Status Review, including any findings and conclusions are for preliminary review only and are not intended to substitute for the Selected Proposer performing its own environmental review and/or testing on the Site, and therefore may not be relied upon for any purpose.

The County will work with the Selected Proposer to prepare any additional environmental assessments and/or studies. The County will assist in the preparation and review of such assessments and/or studies; however, the Selected Proposer will be solely and fully responsible for providing any and all information and paying the cost of any and all studies and analyses required for completion of any such assessments and/or studies. The Selected Proposer will be solely responsible for any environmental remediation of the Site, if required. The County does not make or offer any representation or warranty, whatsoever, regarding the condition of the Site or its sustainability for the uses contemplated by this RFP.

Obligations of the Selected Proposer

The Selected Proposer will be required to perform the following:

1. The project/building must be named for “Frankie Shannon Rolle” (a person).
2. Assemble a Development Team including the professional, technical, and construction entities (i.e., lead architect, general contractor, engineer, legal counsel, non-profit operator, if applicable, marketing agent, and managing agent). The Development Team will design, construct, and sell and/or lease the project. The Selected Proposer will be responsible for the ongoing management of the Site after the Project is completed.
3. Prepare a complete set of schematic site plans, floor plans, and elevations that include any modifications to the original plans included in the Proposal in response to this RFP, as agreed upon by the County, and the Selected Proposer, and submit them for approval to the County (specifically the Community Action and Human Services Department) and to the City of Miami.
4. Prepare a complete set of final site plans, floor plans, elevations, landscaping, samples of exterior building materials, and detailed specifications, and submit them to the County (specifically the Community Action and Human Services Department) for review and approval.
5. Fund and undertake any environmental review, soil testing, and/or remediation on the Site.
6. Properly demolish the existing structure(s) on the Site, and remove the debris to an appropriate landfill or other approved waste disposal location.
7. Provide an equity contribution and any guarantees as required by the construction lender, secure construction financing, and meet any other terms and conditions required by the lease agreement between the County and the Selected Proposer, and all construction and permanent lenders.
8. Pay any and all taxes associated with the development of the Site, and all recording fees and taxes associated with filing a lease memorandum and project financing. Also after completion, pay any other taxes that may be associated with the Project and/or the Site.
9. Should the Selected Proposer elect to sell condominium interests on the Site, the Selected Proposer shall be responsible for creating and filing any condominium documents.
10. Market any and all commercial and/or residential units in accordance with the requirements and policy as stated in the Selected Proposer’s market guidelines, as approved by the County.

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11. Submit upon the commencement of construction, and continuing until completion of construction (ongoing), on a quarterly basis, status reports to the County regarding the project's construction, financing, marketing, sales/leasing, and management.
12. Work with the Coconut Grove community to help improve and revitalize the neighborhood.
13. The Selected Proposer will be required to pay rent to the County for the use of the Site.

Leasing and Rental Rate

1. The Site will be leased in accordance with the term of years as agreed to between the County and the Selected Proposer, but in no instance longer than ninety-nine (99) years, and the Site will be leased in its "as-is" "where-is" condition, including without limitation, all environmental conditions and hazards. The lease agreement will contain requirements to ensure that the Selected Proposer develops the Site in accordance with the plans and specifications reviewed and approved by the County, and that the development of the project moves forward at a reasonable pace.
2. Each Proposer shall clearly state the amount of rent for the ground lease that it desires to pay to the County, both during the period of construction, and an amount to be paid as rent after construction of the project is completed. Alternatively, Proposers can describe the methodology as to how the rental rate for the lease agreement will be determined (such as percentage of income/revenue).
3. The Selected Proposer may be required to temporarily relocate the various County agencies, along with their programs, and other programs, which currently operate on the Site, to a separate location during the period of construction.

Financing

It is the sole responsibility of the Selected Proposer to apply for and obtain construction and permanent financing from the lender(s) and other entities in amounts consistent with the Proposal. At this point in time, Miami-Dade County will not be contributing any funding toward any project on the Site. The Selected Proposer may use different and/or a combination of lenders for construction and/or permanent financing. The amount of the Selected Proposer's equity will be determined by the lender(s). Each Proposer will be required to submit a term sheet and a letter of intent (or a commitment letter) from a lender indicating willingness to lend an amount necessary for construction financing of the Project within one (1) year of selection of the Selected Proposer. Should the Selected Proposer fail, for any reason, to secure such term sheet and a letter of intent (or a commitment letter) from a lender, the County shall be free to terminate any agreement that it may have with the Selected Proposer regarding development of the Site.

Selected Proposers may propose the use of subsidy sources from the County. Such Proposals must comply with all terms of any subsidy programs that are utilized. Any such Proposals will be evaluated, in part, based upon the efficiency of proposed financing plans. However, absent the receipt of a subsidy from the County, depending upon the type and amount of such subsidy, the Selected Proposer may still be required to complete the proposed project in a timely manner.

Real Property Taxes and Charges

As County-owned property, the Site is currently not subject to real estate taxes. However, such tax exemption may not be available during or after completion of any development project by the Selected Proposer. It is the responsibility of the Selected Proposer, in conjunction with its legal counsel, to determine any and all tax consequences which may arise due to the Selected Proposer developing the project on County-owned land. The County makes no representations or warranties as to the continued

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availability of any exemption or tax benefit, or to the Selected Proposer's ability to receive any such exemption or benefit.

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